

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

10-28-2022

Here are the more important stories we had this past and upcoming weeks:

Post-Ian Debris/ Yard Waste Pick-Up – This week marks the conclusion of the Association’s clean-up efforts concerning getting rid of debris resulting from Hurricane Ian. While many counties in Florida, and Manatee is no exception, are working diligently to pick up all landscape debris caused by Ian by the end of November to be fully reimbursed by FEMA, the Association took a proactive approach to avoid the same frustration experienced by so many county residents who are still waiting for their piles to be picked up.

Regardless of who created such piles and of their nature, i.e., storm-related, or not, we made sure to bag and/or tie close to 25 piles of debris. This was a long and tedious task, but it was done so Manatee County’s waste hauler, i.e. Waste Management, picked them up during their normal Wednesday yard waste collection schedule. Needless to say, this task was done at no cost to the Association. Going forward, we ask, actually urge, residents to please follow both the Association’s rules and regulations and Manatee County yard collection policy.

Please don’t accumulate yard waste at the front of the Lot except between regular garbage pickups, which as mentioned above is on Wednesday. Even then, please make sure to follow Manatee County’s policy which lays out the three acceptable methods by which yard waste will be picked up:

- **Bag It:** You can use sturdy garbage bags.
- **Can It:** Please put yard waste in a 32-gallon garbage can. Yard waste should not extend above the top of the can.
- **Bundle It:** Please put yard waste in bundles no longer than four (4) feet in length. Bundles cannot contain branches larger than six (6) inches in diameter. Any branch larger than six (6) inches in diameter should be cut in half lengthwise, tied, and bundled. Tie bundles with heavy-duty string.

Thank you in advance for your attention and cooperation in helping LakeRidge Falls be a clean and pleasant place to live in.

Landscape Updates – Please note that next week will be the last week in which BrightView Landscape will mow the community on a weekly mowing schedule. This means that we are transitioning into the bi-weekly mowing schedule thereafter. The reason for the change in the mowing schedule has to do, generally speaking, with the drop in temperatures. As we enter into the winter season, temperatures drop. In such conditions, the various types of grasses, such as Bahiagrass, Bermudagrass, and St Augustine, tend to go dormant and/or grow at a slower rate. Because there is no real need to mow grass that does not grow and to avoid actual damage to

the turf, best practice calls for every other week mowing. This practice will continue until springtime, around the end of March or the beginning of April, when the temperature changes.

On a landscape-related matter, BrightView Landscape removed all vincas a couple of weeks ago ahead of schedule. Instead, they installed red geraniums. The University of Florida states that “geranium is a popular and attractive flower” and that “their bright red... flowers can be used to fill a bed or combined with other plants for colorful accents.” We hope that in the next couple of weeks, they will install a few dusty millers to accommodate the geranium. The University of Florida states that dusty miller’s “silvery, fern-like foliage makes... [it] perfect for pairing with other plants. It looks especially nice when contrasted with colorful flowering plants like petunias or geraniums.”



Landscape Work on LakeRidge Blvd – Staying on the same topic, a BrightView Landscape crew was on-site today to enhance landscape bed #7 as outlined in the Association’s Long-Term Landscape plan, which is posted on the Association’s website under the tab “Special Projects.”. For those who are unfamiliar with this plan, here is a short history.

Back in 2017, a Long-Term Landscape Group was established to develop “a long-range plan for the Community landscaping infrastructure.” That is, the Group was to create a long-vision landscape architecture design to achieve a unified environmental and aesthetic look for LakeRidge Falls’ common landscape areas (i.e., as opposed to members’ Lots). The Group’s first task, thereafter, was to establish a core set of guidelines for its vision, which are:

- Establish a 10-Year-Plan;
- Use Florida Friendly and Tropical Plants;
- Utilize easy-to-maintain plant material;
- Create a Park Like Setting;

- Avoid Queen Palms while using more Foxtail and Pygmy Palms;
- Acknowledge that Oak Trees are here to stay;
- Follow the notion that Less is Better;
- Ensure the Tier Effect continues throughout.

Following the establishment of the plan's pillars, the Group went to work. Over four years the Group worked closely with West Bay Landscape, which is now, as we all know, BrightView Landscape, Architectural Landscape Designers, Account Managers, and Arborists on a detailed and comprehensive plan. Once concluded, the Group presented its final report to the Board of Directors, which adopted it thereafter. This will be a great opportunity to thank the members of the Group, Mrs. Nancy Blair, Ms. Sandy Hasenjager, Mrs. Barbara Weintraub, and Mrs. Irene Wolfe once again, for their hard and dedicated work and utterly amazing job.

Back to the work that was performed today, BrightView Landscape, as mentioned before, was working on enhancing what came to be known as bed #7. This is a landscape bed located on the south side of the Blvd just near Lake 12 and across Lake 13, which is located along Bowen Falls Place. Because this is an original landscape bed that was established by the developer, much of the plant material came out of scale, such as the philodendrons and as can be seen in the picture below. As before, the BrightView Landscape crew did a beautiful job boosting the total appeal of the community taking it one step further while following a responsible fiscal approach.



Back Gate Fence – Last week we were able to complete what was truly a long-lasting project. After assessing it over several years, the Roads & Grounds Committee determined in October of last year that the time had come to look into the possibility of replacing the fence due to significant corrosion. Over several months, the committee researched the issue, developed specifications for replacement, obtained bids from local companies, and thereafter recommended to the Board of Directors a course of action.

Acting on this recommendation, the Board of Directors approved in May of this year a proposal by H&Y Fence for replacing the metal fence with an aluminum one. The main benefit of using aluminum is that it has a much longer life expectancy than cast iron. Therefore, the new fence, as with the gates that were replaced in 2017, should last much longer, about 25 years as compared to 15 years, and should not corrode. However, there was one significant downside of using aluminum material – shortage of material. Therefore, H&Y Fence was able to execute the order three months later. Unfortunately, while installing the new fence, the install team realized that the supplier sent H&Y Fence the wrong size pedestrian gate segment, i.e., a 6 ft wide gate instead of a 5 wide ft gate. Therefore, the right-size gate had to be reordered. Therefore, and again due to aluminum material shortages, the Association had to wait two additional months.

A couple of weeks ago, an H&Y Fence install team was on-site to deliver the new pedestrian gate and thus complete this long-lasting project. The bad news, however, was that H&Y Fence failed to notify us in advance of their arrival as requested, and therefore we were unable to schedule Moss Integrations Solutions (MIS) to be on-site at the same time to switch the FOB system from the old gate to the new one. It took another week, but thankfully MIS was able to send a couple of techs to finish this lengthy project. While on-site, and this is only as a side note, they were able to mount the power box back on the newly installed fence and thereafter restore power to one of the cameras at the back gate. With all of the above in mind, we want to say a big thank you to all residents for their understanding and patience during this entire time.

Security – While on the issue of the back gate, we recently received a couple of reports from residents who had some sort of interaction with one or two food delivery service drivers. The reports spoke about food delivery people who attempted to tailgate behind residents who were using the Residents Only Gate located on Lockwood Ridge Rd. Now, it is understood that navigational apps may misdirect food delivery persons to the wrong gate. There could be even an explanation for why people overlook the four large directional signs. However, one thing is clear. These folks didn't show up unannounced.

That is, they attempted to enter the community because residents ordered food from a nearby establishment. Therefore, it is the responsibility of the resident who orders the food to clearly stress to such food establishments to instruct their drivers to use the front entrance gate located near Tuttle Ave. Remember, by inviting them to your property, you assume the responsibility of your invitees. So, if your invitee causes property and/or bodily damages, you may very well be held liable for such outcomes. Please don't overlook this safety matter. We thank you in advance for your attention and cooperation on this very important safety matter.

As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

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